John Hilton

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Est 1972

**St. Mary Magdalene Street, Brighton, BN2 3HD**

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft

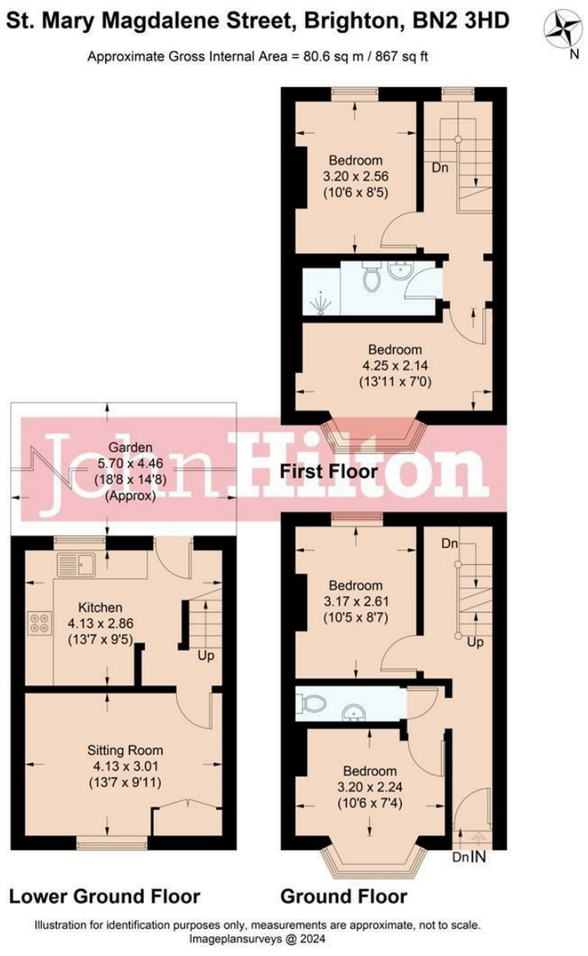



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



**Total Area Approx 867.00 sq ft**

**41 St Mary Magdalene Street, Brighton, BN2 3HU**

To view, contact John Hilton:
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01273 608151 or sales@johnhiltons.co.uk

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# 41 St Mary Magdalene Street, Brighton, BN2 3HU

- 4 double bedrooms available for professionals or students
- £512.50 per person per month
- Available NOW
- Modern neutral décor
- Furnished
- Separate living room and kitchen
- One shower room and a further toilet
- Patio garden
- Popular location, just off the Lewes Road
- Council tax band C

- A holding deposit of £473.07 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts
- Please note that rent is shown as per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly

## LOWER GROUND FLOOR:

### Living Room
4.13m x 3.01 (13'6" x 9'10")

### Kitchen
4.13m x 2.86m (13'6" x 9'4")

## GROUND FLOOR:

### Bedroom
3.20m x 2.24m (10'5" x 7'4")

### Bedroom
3.17m x 2.61m (10'4" x 8'6")

### Separate WC

## FIRST FLOOR:

### Bedroom
4.25m x 2.14m (13'11" x 7'0")

### Bedroom
3.20m x 2.56m (10'5" x 8'4")

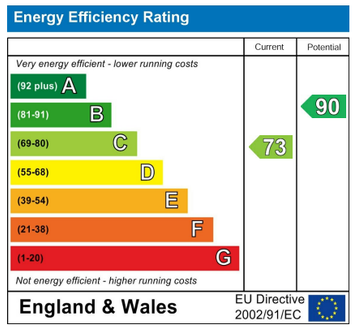
### Shower Room

### Garden
5.70m x 4.46m (18'8" x 14'7")










Council Tax Band: **C**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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